

# UNOFFICIAL COPY

Doc#: 2330306092 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/30/2023 10:49 AM Pg: 1 of 5

## NOTICE OF APPROVAL

An ordinance approving modifications to the previously approved site plan at the property located at 5201-5239 Touhy Avenue, Skokie, Illinois, in a B2 Commercial district was approved by the Board of Trustees of the Village of Skokie on November 21, 2022. The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.

**IMPORTANT: THE ABOVE PROVISION IS CONDITIONED UPON THE CERTIFICATION AND THE PAYMENT OF FEES AND EXPENSES IN CONNECTION WITH THE RECORDING OF THIS NOTICE. ALL DEPARTMENTS HAVE BEEN INSTRUCTED TO TAKE NO ACTION ON THE GRANT UNTIL THIS HAS BEEN SATISFIED.**

## OWNER'S CERTIFICATION

The undersigned, being the owner or duly authorized representative of the owner, of the real estate commonly known as Rubin Skokie, LLC and legally described in Exhibit "1" attached hereto and hereby made a part of this Notice of Approval certifies that such Notice is true and correct and accepts and approves all of the provisions and conditions set forth in Exhibit "1", attached hereto.

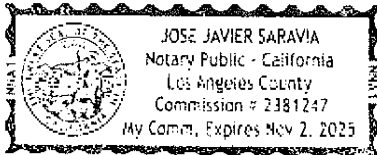
Dated this 31 day of May, 2023.

State of California  
County of Los Angeles

Subscribed and sworn or affirmed to before me  
this 31 day of May, 2023

Jose Javier Saravia  
Signature of Notary Public

My commission Expires 11/02/2025  
date



This document prepared by:  
Michael M. Lorge, Corporation Counsel  
Village of Skokie  
5127 Oakton Street  
Skokie, IL 60077  
(847) 933-8270  
Attorney No. 34205

Rubin Skokie, LLC

[Signature]  
Signature

Sam Rubin  
Print name

MANAGER  
Title

Rubin Skokie, LLC  
Company

984 Monument St, #201  
Address

Pacific Palisades, CA 90272  
City, State, Zip

310 / 451-1228  
Phone Number

310 / 451-1228  
Phone Number

310 / 451-1228  
Phone Number

Plan Commission Case Number: 2022-01M  
Site Plan Approval Number: 501.02  
Village Ordinance Number: 22-11-Z-4620

# UNOFFICIAL COPY

## Exhibit 1

MML: \*11/21/22  
PC: 2022-01M  
SPA: 501.02

THIS ORDINANCE MAY BE CITED AS  
VILLAGE ORDINANCE NUMBER

**22-11-Z-4620**

### AN ORDINANCE APPROVING MODIFICATIONS TO THE PREVIOUSLY APPROVED SITE PLAN AT THE PROPERTY LOCATED AT 5201-5239 TOUHY AVENUE, SKOKIE, ILLINOIS, IN A B2 COMMERCIAL DISTRICT

1           **WHEREAS**, on March 7, 2016, the Mayor and Board of Trustees of the Village of Skokie  
2 adopted Village Ordinance Number 16-3-Z-4211 granting approval for a site plan for the  
3 construction and establishment of a one lot planned development; and

4           **WHEREAS**, Rubin Skokie LLC, (hereinafter "Petitioner") owner of the following described  
5 real property:

6           **PARCEL 1:**

7 THE EAST 220 FEET (EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET  
8 (LARAMIE AVENUE) BY PLAT OF DEDICATION RECORDED MARCH 22, 1976 AS DOCUMENT NO.  
9 23424206) OF LOT 1 OF ASSESSOR'S DIVISION, ALSO KNOWN AS LOT 14 OF COUNTY CLERK'S  
10 SECTION 33, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
11 COOK COUNTY, ILLINOIS.

12           **PARCEL 2:**

13 THE WEST 100 FEET OF THE EAST 320 FEET OF LOT OF ASSESSOR'S DIVISION ALSO KNOWN AS  
14 LOT 14 IN COUNTY CLERK'S DIVISION, IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 33,  
15 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
16 ILLINOIS.

17           **PARCEL 3:**

18 THE WEST 120 FEET OF THE WEST 220 FEET OF THE EAST 440 FEET OF LOT 1 OF ASSESSOR'S  
19 DIVISION; ALSO KNOWN AS LOT 14 IN COUNTY CLERK'S DIVISION, BEING THE NORTH 3 CHAINS  
20 OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 41 NORTH, RANGE  
21 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

22           **PINS:** 10-33-101-013-0000, 10-33-101-014-0000, 10-33-101-015-0000

23 commonly known as 5201-5239 Touhy Avenue, Skokie, Illinois, (hereinafter "Subject Property") in a  
24 B2 Commercial district, has requested to amend the site plan approved in Village Ordinance  
25 Number 16-3-Z-4211, through the modified review procedure and grant relief for a three-space  
26 parking deficit; and

27           **WHEREAS**, the development met all zoning requirements except for a 3 space parking  
28 deficit from the required 81 spaces, which condition number 5 addresses in the approving  
29 ordinance. This condition states that there will be an adjustment to the building occupancy to  
30 correct the parking deficit; and

31  
32           **WHEREAS**, subsequent to the completion of the building, it was leased to; a  
33 Starbucks, a dental clinic, a mattress store and other smaller commercial uses. The parking  
34 deficit was corrected by renting the largest space to the mattress store (3,450 SF); and

# UNOFFICIAL COPY

1  
2           **WHEREAS**, due to the COVID pandemic the mattress store and several other tenants  
3 were lost, and re-leasing of the center has become difficult in part due to the parking deficit  
4 caused by the loss of the mattress store; and  
5

6           **WHEREAS**, the elimination of condition number 5 will allow the petitioner to request  
7 relief for any future parking deficit by going to the Zoning Board for a variance, as is the right  
8 of other property owners in the Village; and

9           **WHEREAS**, additionally it is recommended that relief be granted from Section 118-218(b)  
10 for the 3 space parking deficit; and

11           **WHEREAS**, the Corporation Counsel, Plan Commission Chairman and Community  
12 Development Director for the Village of Skokie reviewed the request and found that the requested  
13 modifications, (i) are in compliance with the site plan approval granted pursuant to Village Ordinance  
14 16-3-Z-4211, and (ii) do not change the intent of the site plan. It was determined that the site plan  
15 for the Subject Property could be amended utilizing the modified review procedure pursuant to  
16 Chapter 118, Section 118-34, of the Skokie Village Code; and

17           **WHEREAS**, the Corporation Counsel, Plan Commission Chairman and Community  
18 Development Director recommended to the Mayor and Board of Trustees that the requested  
19 modification be granted pursuant to the Skokie Plan Commission Chairman's memorandum dated  
20 October 18, 2022; and

21           **WHEREAS**, at a public meeting duly held on October 18, 2022, the Mayor and Board of  
22 Trustees concurred in the aforesaid recommendations and findings of fact of the Corporation  
23 Counsel, Plan Commission Chairman and Community Development Director;

24           **NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the Village  
25 of Skokie, Cook County, Illinois:

26           **Section 1:** That condition number 5 of Village Ordinance Number 16-3-Z-4211 be  
27 deleted and conditions shall subsequently be renumbered appropriately. The highlighted and  
28 ~~stricken through~~ material shall be deleted:

29 ~~**5. Parking lot and exterior lighting shall meet Illuminating Engineering Society of North**~~  
30 ~~**America (IES) standards, be full cut-off design, and be directed away from adjacent**~~  
31 ~~**properties, subject to the approval of the Engineering Division;**~~

32           **Section 2:** The relief from Chapter 118, Section 118-218(b) of the Skokie Village  
33 Code for a 3-space parking deficit is hereby granted.

34           **Section 3:** That a notice of the approval of this Ordinance incorporating the conditions  
35 contained herein shall be executed by the owner of the property in writing and duly recorded with  
36 the Cook County Recorder of Deeds Office at the owner's expense.

37           **Section 4:** That this Ordinance shall be in full force and effect from and after its  
38 passage, approval and recordation as provided by law.

# UNOFFICIAL COPY

ADOPTED this 21st day of November, 2022.

Ayes: 7 (Johnson, Khoen, Klein, Pure Slovin,  
Robinson, Sutker, Van Dusen)

Nays: 0

Absent: 0

Pramod Shah  
Village Clerk

Attested and filed in my office this  
22nd day of November, 2022

Approved by me this 22nd day of  
November, 2022.

Pramod Shah  
Village Clerk

George Van Dusen  
Mayor, Village of Skokie

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



STATE OF ILLINOIS)  
 )SS  
 COUNTY OF COOK)

I, PRAMOD SHAH, DO HEREBY CERTIFY that I am the regularly elected and acting Clerk of the Village of Skokie, County of Cook and State of Illinois.

I DO FURTHER CERTIFY that the annexed and foregoing Ordinance is a true and correct copy of an Ordinance adopted by the Mayor and Board of Trustees of the Village of Skokie on the 21st day of November, 2022 by a vote of 7 Ayes, 0 Nays and 0 Absent ; that said Ordinance adopted as aforesaid was deposited and filed in the Office of the Village Clerk on the 22nd day of November, 2022, and was approved by the Mayor and Board of Trustees on the 21st day of November, 2022.

I DO FURTHER CERTIFY that the original , of which the foregoing is a true copy is entrusted to my care and safekeeping and I am the Keeper of the records, journals, entries, ordinances, resolutions and proclamations.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Skokie this 7th day of June, 2023.

Skokie Village Clerk  
 Cook County, Illinois

(seal)